

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
S/S Clipping Tree Lane, 475 ft.
E of c/1 Greencroft Lane
3 Clipping Tree Lane
8th Election District
3rd Councilmanic District
Herbert B. Querido, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-12-A

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Residential Zoning Variance for that property known as 3 Clipping Tree Lane in the Cockeysville section of Baltimore County. Under the original Petition, the property owner requested a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) in the front yard in lieu of the rear yard; and a variance from Section 400.3 of the B.C.Z.R. to allow an accessory structure with a height of 17 ft., in lieu of 15 ft. The Petition was granted by my Order dated August 25, 1992.

That Order referenced Petitioner's Exhibit No. 1, the site plan to accompany the Petition for Residential Variance. That site plan showed that the proposed garage would be located in the front yard of the property, approximately 160 ft. from the front property line. Further, side yard setbacks of 45 ft. to the east and 170 ft. to the west were shown.

Subsequent to the issuance of that Order, correspondence was received from the property owner indicating a desire to relocate the proposed garage to another portion of the lot. Although still in the front yard, the proposed location is near the western property line, approximately 145 ft. from the front property line and 10 ft. from the side property

line. Additionally, the Petitioner submitted the pending application for a building permit for the structure.

In reviewing the material presented, I am persuaded that the relocation of the garage does not affect my decision granting the variance. That is, I am persuaded that the construction of the garage in the new location complies with the spirit of the relevant provisions of the B.C.Z.R. and would not adversely affect the health, safety or general welfare of the locale. Further, the nature of the requested relief, e.g., an accessory structure in a front yard, and a height of 17 ft., in lieu of the required 15 ft., remains the same. Thus, for the reasons presented, I shall amend my Order to permit construction of the garage in the proposed new location, as shown on Petitioner's Exhibit No. 1A, the new site plan.

Notwithstanding my decision, the Petitioner, however, is cautioned that relevant County agencies have not reviewed the new site plan. This plan needs to be reviewed by the member agencies of the Zoning Advisory Committee. These agencies will have an opportunity to comment on the new plan during the permit process. Compliance with any County agency's comments will be necessary in order for the permit to be issued.

NOW, THEREFORE, it is ordered by the Zoning Commissioner for Baltimore County this 30th day of Sept., 1992 that Amended Petition for Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) in the front yard in lieu of the rear yard, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.3 of the B.C.Z.R. to allow an accessory structure with a height of 17 ft., in lieu

of 15 ft., all in accordance with Petitioner's Exhibit No. 1A, is hereby GRANTED; and,

IT IS FURTHER ORDERED that an issuance of the building permit necessary for the construction of the proposed dwelling shall require the Petitioner to receive approval from the relevant agencies of Baltimore County; and,

IT IS FURTHER ORDERED that in all other respects, except as expressly set forth herein, the Findings of Fact and Conclusions of Law issued August 25, 1992 be and is hereby ratified, adopted and incorporated herein; and,

IT IS FURTHER ORDERED that any appeal from this Amended Order must be filed within thirty days from the date hereof, in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 9/30/92
By Sh. Brink

-2-

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
S/S Clipping Tree Lane, 475 ft.
E of c/1 Greencroft Lane
3 Clipping Tree Lane
8th Election District
3rd Councilmanic District
Herbert B. Querido, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-12-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Residential Zoning Variance for that property known as 3 Clipping Tree Lane in the Cockeysville section of Baltimore County. The Petitioners herein request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) in the front yard in lieu of the rear yard; and a variance from Section 400.3 of the B.C.Z.R. to allow an accessory structure with a height of 17 ft., in lieu of 15 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence

in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August, 1992 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (garage) in the front yard in lieu of the rear yard, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.3 of the B.C.Z.R. to allow an accessory structure with a height of 17 ft., in lieu of 15 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall

contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/24/92
By Sh. Brink

-3-

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

September 30, 1992

(410) 887-4386

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Dr. and Mrs. Herbert B. Querido
3 Clipping Tree Lane
Cockeysville, Maryland 21030

RE: Amended Petition for Zoning Variance
Case No. 93-12-A

Dear Dr. and Mrs. Querido:

This is to acknowledge receipt of your correspondence dated September 18, 1992. I am returning herewith your application for building permit and copies of the plat. I have kept one of the copies of the plat for the file.

Also enclosed please find a copy of the Amended Findings of Fact and Conclusions of Law rendered in the above captioned matter. You will note that I have extended the granting of the variance to the new proposed location of the garage.

However, you should be cautioned that the records which you have submitted are unclear as to whether the various County agencies will sign off on the permit and approve the new location, as they had done for the initial variance. I note, for example, that the application for permit indicates a front setback of 160 ft. and side setbacks of 45 ft. and 170 ft. respectively. Clearly, this permit was for the garage in the original location. It will be necessary for you to return to the Office of Permits and Licenses to amend the original application or apply for a new permit indicating the new location. If the various agencies of Baltimore County sign off on that permit application, the building permit will be issued.

Please contact me if you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

August 25, 1992

(410) 887-4386

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

Mr. and Mrs. Herbert B. Querido
3 Clipping Tree Lane
Cockeysville, Maryland 21030

RE: Petition for Residential Zoning Variance
Case No. 93-12-A

Dear Mr. and Mrs. Querido:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-1391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 CLIPPING TREE LANE
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

200.1. TO ALLOW AN ACCESSORY GARAGE IN THE FRONT YARD IN LIEU OF THE REAR YARD.

200.3. TO ALLOW AN ACCESSORY BUILDING WITH A HEIGHT OF 17 FT IN LIEU OF 15 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED STATEMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zip Code

Phone No.

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Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 3 CLIPPING TREE LANE

COCKEYSVILLE MD 21030

City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED STATEMENT

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Mr. and Mrs. Herbert Querido
3 Clipping Tree Lane
Hunt Valley, Maryland 21040-1104
Telephone: (410) 527-1183

PETITION FOR ZONING VARIANCE:

200.1. TO ALLOW AN ACCESSORY GARAGE IN THE FRONT YARD IN LIEU OF THE REAR YARD.
200.3. TO ALLOW AN ACCESSORY BUILDING WITH A HEIGHT OF 17 FT IN LIEU OF 15 FT.

HARDSHIPS:

1. UNABLE TO SITUATE A 24 FT X 24 FT TWO-CAR GARAGE ON OUR PROPERTY BECAUSE
2. LOT TOPOGRAPHY PRECLUDES BACK-YARD SITUATION OF GARAGE BECAUSE OF SEVERE GRADE UPWARD TO THE SOUTH FROM THE REAR OF THE HOUSE.
3. LOT CONTAINS LARGE AMOUNT OF NATURAL FORESTATION, I.E., TREES OVER 75 FEET HIGH. TREE CLEARING WOULD DISTURB THE SYLVAN SETTING AS WELL AS BE IN DIRECT CONFLICT OF NEIGHBORHOOD ASSOCIATION COVENANT.

PRACTICAL DIFFICULTIES:

1. THE EXISTING HOUSE IS 900 FEET FROM THE ROAD.
2. THERE IS ONLY SUFFICIENT PARKING SPACE AT THE HOUSE FOR TWO TO FOUR CARS AND TURNAROUND CAN BE DIFFICULT.
3. THE PRESENT LOCATION OF B.G.B.E. TRANSFORMER AND LARGE, EXPENSIVE EXOTIC LANDSCAPE TREES HAMPER THE EXTENSION OF THE PRESENT ATTACHED GARAGE TO THE EAST SIDE OF THE HOUSE.
4. HEAVY VEHICLE ACCESS TO THE REAR OF THE HOUSE ON THE WEST SIDE IS PROHIBITIVE BECAUSE THREE SEPTIC TANKS AND/OR DRY-CELLS ARE BURIED THERE UNDER THE FRONT LAWN.

RATIONALE:

OUR LOT IS COMPLETELY ISOLATED FROM VIEW FROM CLIPPING TREE LANE AND ALSO FROM ANY NEIGHBORING PROPERTY WITH A HOUSE ON IT. IT IS BOUNDED BY GREENCROFT NEIGHBORHOOD ASSOCIATION "OPEN SPACE" ON THE NORTH AND WEST AND BY MANY ACRES OF UNDEVELOPED WOODLAND ON THE EAST AND SOUTH. THE SHORTEST DISTANCE TO THE "WOODS" EDGE FROM THE PROPOSED BUILDING SITE IS 400 FEET. THE LOT LOCATION IS SO FAR BACK INTO THE WOODS THAT NO STRUCTURE ON THE LOT IS VISIBLE FROM THE STREET DUE TO THE DENSITY AND DEPTH OF THE TREES AND BRUSH. THE ELEVATION OF THE LOT BEGINS AT THE GREENCROFT NORTH BOUNDARY AND RISES CONTINUALLY TO THE SOUTH. THE SLOPE IS LESS (MORE GRADUAL) IN FRONT OF THE EXISTING HOUSE AND GREATER TO ITS REAR (SOUTH). THE LAWN ON THE NORTHEAST SIDE OF THE HOUSE CONTAINS THREE SEPTIC TANKS AND FOUR DRY-CELLS AND THUS, OVER-TRAVEL BY HEAVY VEHICLES WOULD CAUSE THEIR COLLAPSE AND DESTRUCTION. THUS, THE ONLY REASONABLE PLACE FOR A PROPOSED 24 X 24 FT TWO-CAR GARAGE WOULD BE NEAR THE DRIVEWAY IN THE WOODS IN FRONT OF THE FRONT LAWN. A 25 X 25 FT PARKING PAD BETWEEN THE PROPOSED GARAGE AND THE MAIN DRIVEWAY WOULD ALLOW ACCESS TO THE DRIVEWAY FROM THE GARAGE AND GIVE US GUEST PARKING SPACE FOR TWO TO FOUR MORE CARS AND ANOTHER TURNAROUND, AS WELL, A BUILDING HEIGHT OF 17 FT IS NECESSARY TO MATCH THE ROOF PITCH OF 3/8 (SLOPE = 9/12) OF THE EXISTING HOUSE AND MAINTAIN THE SETTING.

IF THE ABOVE VARIANCES WERE GRANTED THERE WOULD BE NO INJURY TO PUBLIC HEALTH, SAFETY OR GENERAL WELFARE.

c:\wp51\doc\zonevar1.doc

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: South Date of Posting: August 4, 1992

Posted for: Residential, 1st variance

Petitioner: Herbert B. Querido and Edith G. Querido

Location of property: 3 Clipping Tree Lane, 275 E. of C. H. Greenleaf

Location of sign: 3 Clipping Tree Lane

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: August 5, 1992

SUBJECT: Querido Property

INFORMATION:
Item Number: 7

Petitioner: Herbert and Edith Querido

Property Size: 2.62 acres

Zoning: RC 4

Requested Action: Variance

Hearing Date: 8/11/92

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a variance to allow an accessory garage in the front yard in lieu of the rear yard and allow that garage top be a height of 17 feet in lieu of 15 feet.

This Office has no objection to the requested variance, however, a restriction should be placed in the order prohibiting any living quarters, kitchen or bath-room facilities in the garage and limiting storage to the personal property of the occupants of the principal dwelling only.

Prepared by: *James J. Va. Fisher*

Division Chief: *James J. Va. Fisher*

FM/EMC:rdm

RECEIVED
AUG 11 1992
ZONING OFFICE

7.2AC/2AC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Rake J. Family* Date: 8/10/92

Project Name: Gary G. And Ilene S. Waitt
File Number: 27
Zoning Issue: W/L B-3-92
Meeting Date: 8-3-92

DED DEPRM RP STP TE
Bruce P. And India Y. Curry
Herbert B. And Edith G. Querido
Emma E. Hubbard
Arthur Thomas Ward, III

COUNT 14
FINAL TOTALS
COUNT 16
*** END OF REPORT ***

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
AUGUST 4, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HERBERT B. QUERIDO AND EDITH G. QUERIDO
Location: 43 CLIPPING TREE LANE
Item No.: *7 (LJC) Zoning Agenda: AUGUST 3, 1992

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
AUG 10 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Pat Keller* Date: 8/10/92

Project Name: Elise Boyce Kelsey, Trustee u/w Eliza Gillet Boyce Et Al
File Number: 24
Zoning Issue: B-3-92
Meeting Date: 8-3-92

DED DEPRM RP STP TE
Raymond F. And Deborah D. Borsetti
Robert L. And Jeannette McElroy
Garv G. And Ilene S. Waitt
Bruce P. And India Y. Curry
Herbert B. And Edith G. Querido
Emma E. Hubbard
Arthur Thomas Ward, III

COUNT 14
FINAL TOTALS
COUNT 19
*** END OF REPORT ***

Dr. and Mrs. Herbert Querido
3 Clipping Tree Lane
Hunt Valley, Maryland 21030
Tel. 527-1138
September 18, 1992

Lawrence E. Schmidt, Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

re: Case No. 93-12-A

Dear Commissioner Schmidt:

I am very grateful for the level of personal attention you have expended on this matter. It makes one feel good that he is not just a number in the scheme of things.

Per our phone conversation on Thursday, I have enclosed a revised plat drawing (12 copies), my original Building Permit Application and a copy of the paid Cash Slip Receipt. The Environment people have signed their approval of the revision and all that is left is the Zoning Office approval signature and a corresponding Zoning Office change on the computer record so that Permits will grant me the Building Permit.

If all this meets your needs to help me finish this thing, I'd really appreciate it. You can send it directly to Permits if you wish or mail it back to me.

Thanks ever so much for your personal attention.

Sincerely,
Herbert Querido
Herbert Querido

P.S. I left my original copy of the granted Zoning Variance with you. Would you please return the original or a copy, thereof.

RECEIVED
SEP 21 1992
ZONING OFFICE

111 West Chesapeake Avenue
Towson, MD 21204



JULY 30, 1992

(410) 887-3353

Herbert B. Querido and Edith G. Querido
3 Clipping Tree Lane
Cockeysville, Maryland 21030

Re: CASE NUMBER: 93-12-A

LOCATION: 43 Clipping Tree Lane, 475' E of c/o Greencroft Lane
3 Clipping Tree Lane
8th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 10, 1992. The closing date is August 24, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases regarding public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County



Printed on Recycled Paper

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

PERMIT #: 0141675
RECEIPT #: 0141675
CONTROL #: 0141675
XREF #:

PROPERTY ADDRESS: 3 Clipping Tree Lane
SUBDIV: COCKEYSVILLE
TAX ACCOUNT #14-00-0141675
OWNER'S INFORMATION (LAST, FIRST)
NAME: HERBERT & EDITH QUERIDO
ADDR: 3 Clipping Tree Lane
21030

APPLICANT INFORMATION
NAME: HERBERT QUERIDO
COMPANY:
ADDR1: 3 Clipping Tree Lane
ADDR2:
PHONE #: 527-1138
APPLICANT SIGNATURE: *Herbert Querido*
PLANS: CONST 2 PLAT 4 PLAT 0 DATA 0 EL 7 PL 2
CONTR: SELF (OWNER)
ENGINEER:
SELLER:

DESCRIBE PROPOSED WORK: Construct a detached garage (20x24) in front yard.
See Variance Case # 93-12-A
Approved for permit

TYPE OF USE
RESIDENTIAL
01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
05. PARKING GARAGE
06. SWIMMING POOL
07. OTHER

TYPE OF CONSTRUCTION
1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL
1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL
1. PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. OTHER

OWNERSHIP
1. PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED
2. SEMI-DET.
3. GROUP
4. TOWNHOUSE
5. MIDRISE
6. HIGHRISE

ESTIMATED COST: \$10,000
PROPOSED USE: 24' x 24' GARAGE
EXISTING USE: 24' x 24' GARAGE

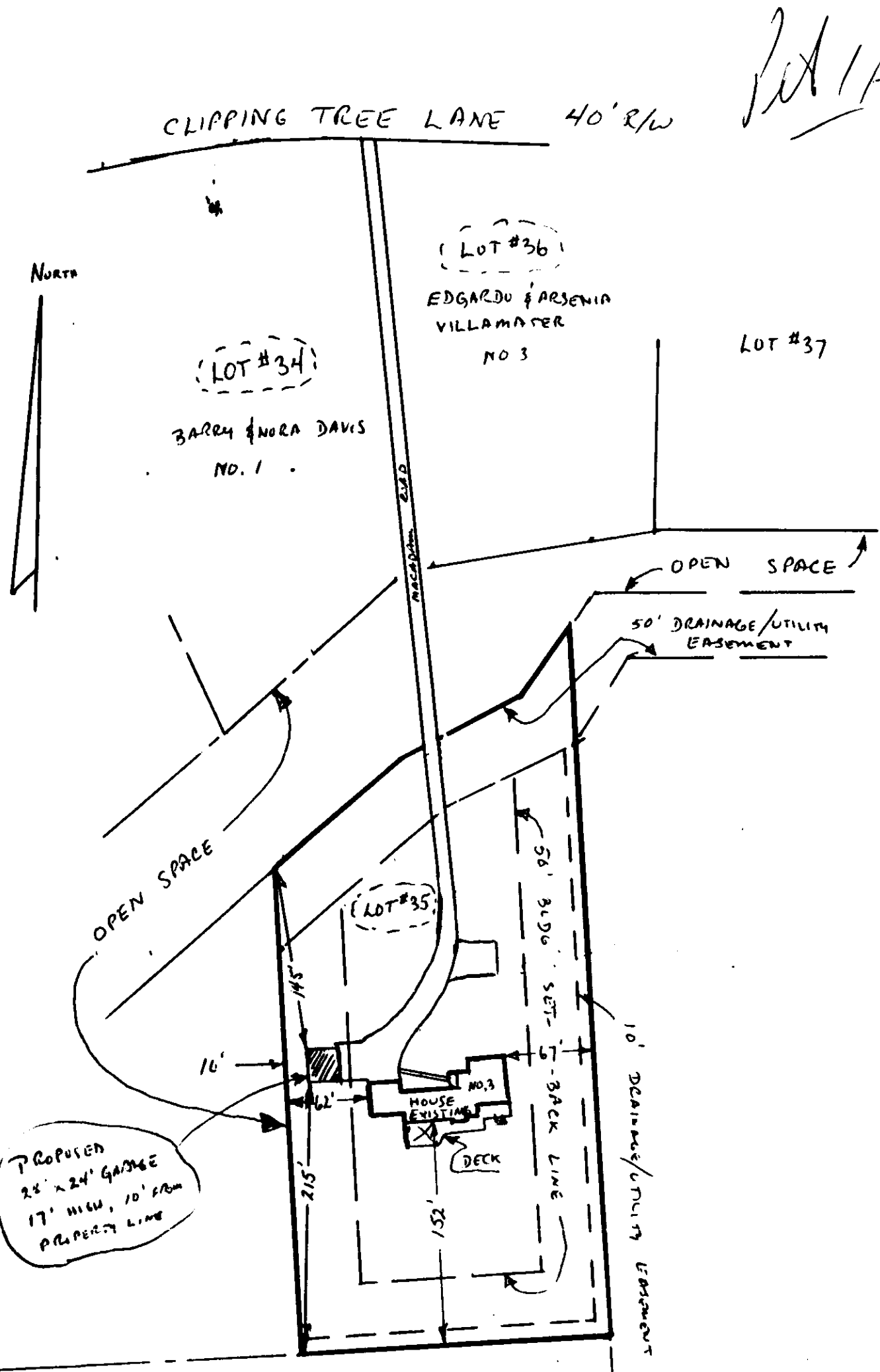
APPROVAL SIGNATURES
DATE

BUILDING SIZE
FLOOR: 1
WIDTH: 24'
DEPTH: 24'
HEIGHT: 17'
SPACING: 17' MIN, 10' MAX
LOT 8'S: 24'
CORNER LOT

LOT SIZE AND SETBACKS
BLD INSP: 17'
FRONT SETBK: 10'
SIDE SETBK: 10'
REAR SETBK: 10'

1. Y 2. N ZONING 93-12-A
MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEE REFUND

DR & MRS HERBERT QUERIDO
3 CLIPPING TREE LANE
COCKEYSVILLE, MD 21030
RE: CASE NO. 93-12-A



IRVIN C. TILLMAN
6041/648
143.38 A.

TOLL HOUSE INC.
7362/294
470.57 A.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3 CLIPPING TREE LANE

Subdivision name: GREENCROFT

plat book # 37, folio # 67, lot # 35, section # 1

OWNER: HERBERT B & EDITH G. QUERIDO

7-14-92 SCALE: 1" = 100 FT

93-12-A

CLIPPING TREE LANE 40' R/W

LOT #34

BAILEY & DAVIDS NO. 1

LOT #35

EDGARDO J. ARZENA VILLAMAR NO. 3

LOT #37

OPEN SPACE

50' DRAINAGE/UTILITY EASEMENT

PROPOSED 24' x 14' GARAGE (17' HIGH) 45' ± FROM PROPERTY LINE

IRVIN C. TILLMAN 604/698 143.38 A.

TOLL HOUSE INC 7342/289 470.57 A.

LOCATION INFORMATION

Councilmatic District: 3

Election District: 8

1" = 200' scale map: MW 20-D

Zoning: RC 4

Lot size: 2.62 A. 114,127 square feet

SEWER: ☐ ☒

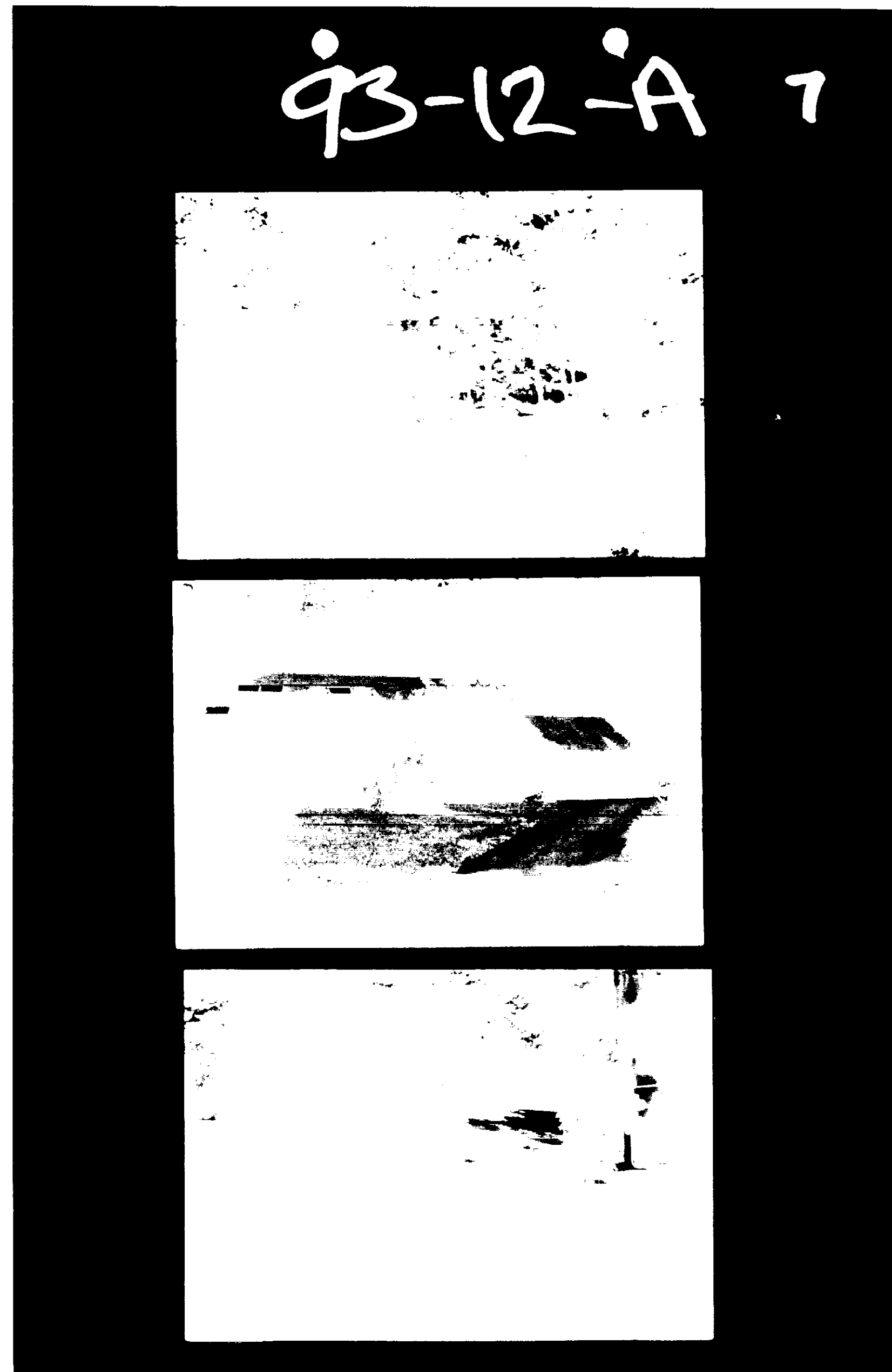
WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: LG ITEM #: 7 CASE#:



ALTIMORE COUNTY OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
WEST OF
WESTERN RUN

SHEET
NW
20-D

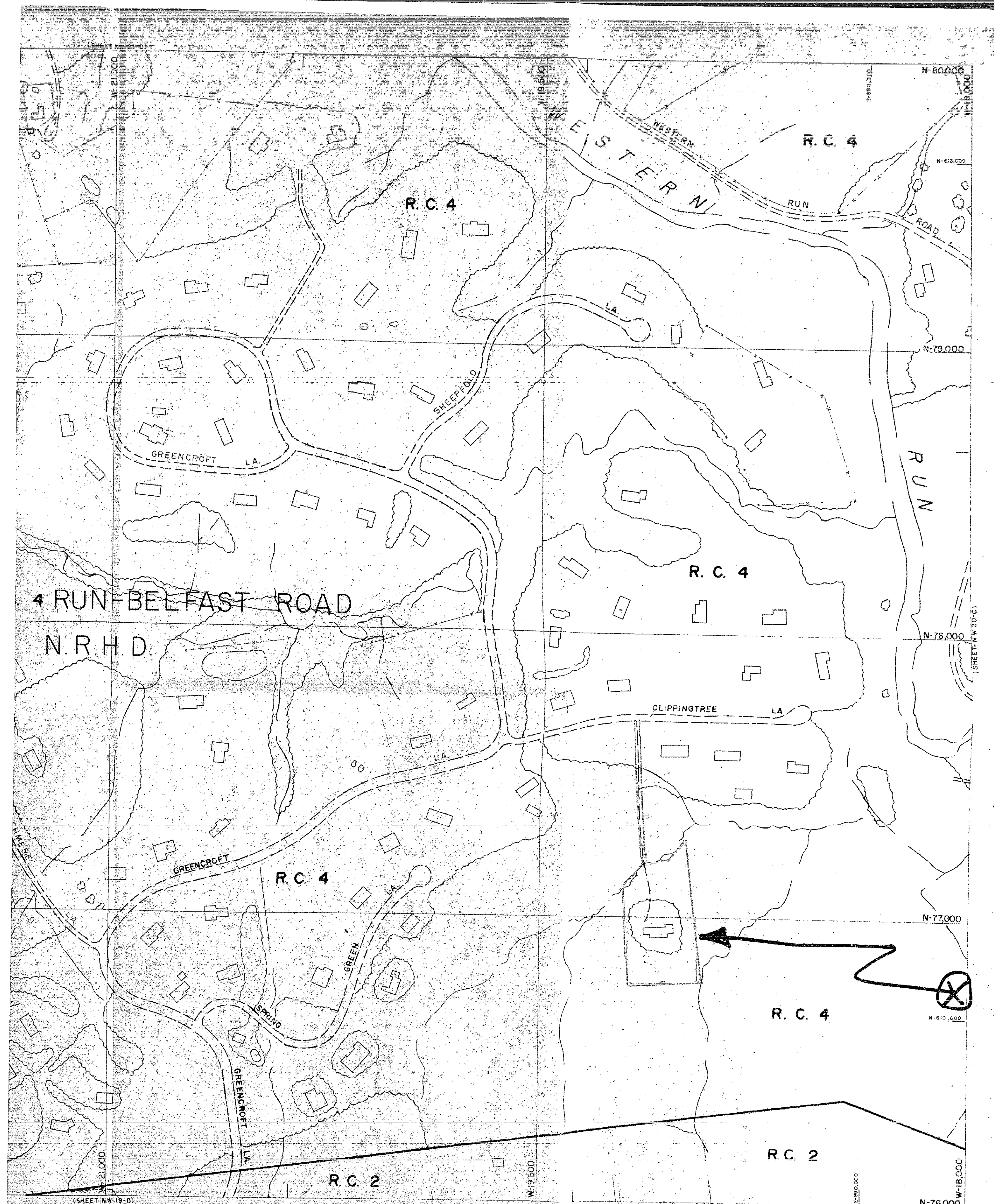
DATE
OF
PHOTOGRAPHY
JANUARY
1986

93-12-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Del. J. 1988
Chairman, County Council

ALTIMORE COUNTY PLANNING AND ZONING OFFICIAL ZONING MAP



SCALE
1" = 200' ±

LOCATION
WEST OF
WESTERN RUN

SHEET
NW
20-D

DATE
OF
PHOTOGRAPHY
JANUARY
1986

93-12-A